



**133 - 1,286 Sq Ft (12.36 - 119.47 Sq M)**

**6 MILLER ROAD**

**AYR**

**SOUTH AYRSHIRE KA7 2AY**

**TO LET**

- Price includes all maintenance, insurance, cleaning and utilities
- Complimentary fibre broadband
- Small Business Rates Relief may be available
- High specification kitchen / tea prep areas
- Close to all town centre amenities

### Description

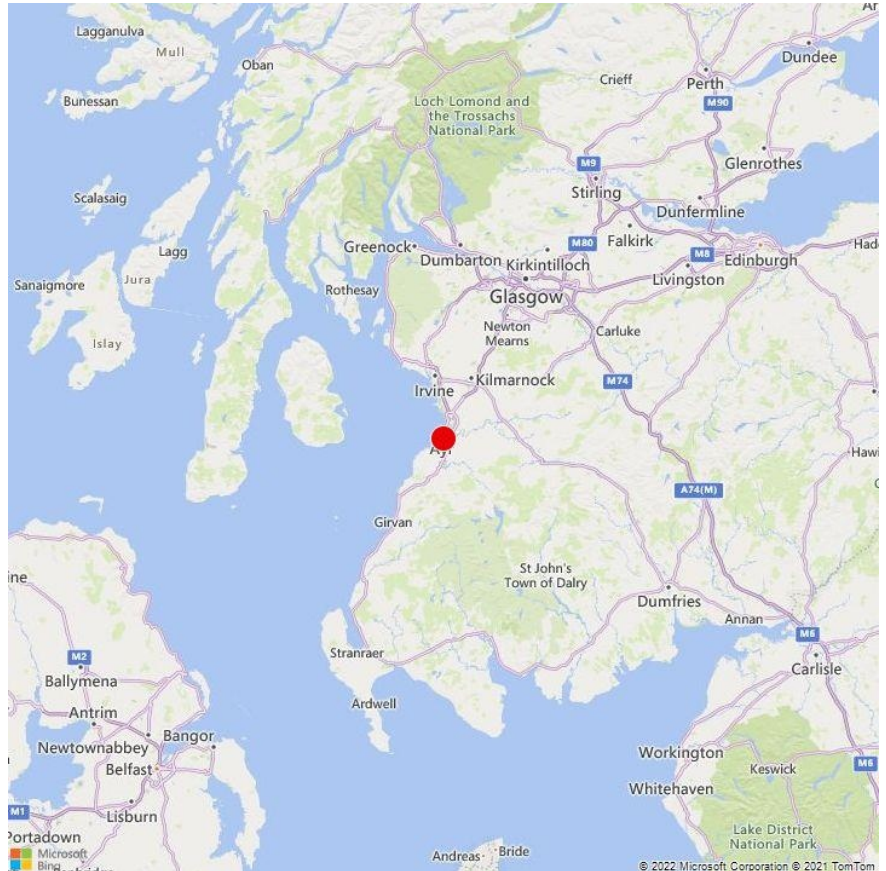
6 Miller Road has undergone an extensive refurbishment and transformation, preserving and reinstating period features while meeting the functional demands of a modern office. The offices are well located in the established commercial area of Ayr, readily accessed by car and public transport. The area is well provided with local amenities and is only a short walk from the town centre railway station.

By maintaining and introducing additional natural daylight, this property capitalises on the impressive room proportions and ceiling heights to offer a unique workspace with genuine character.

Striking entrance, vertical slim-line radiators, floor boxes for comms, detailed cornice work, kitchen on ground and first floors, toilet on ground and first floors, feature skirtings and facings, solid doors, quality fixtures and unique carpeting compliment the shaded wall colours. Monitored alarm and fire alarm.

### Terms

All prices, rents and premiums where quoted are exclusive of VAT.



### Additional Information

#### EPC

The Energy Performance Certificate (EPC) can be made available on request.

#### Rent

£270.00 Per Month

#### Legal Costs & VAT

Each party will be responsible for their own legal costs. Unless otherwise stated, all figured are exclusive of VAT.

### DISCLAIMER

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